

CITY OF BRIGHTON

TABLE OF USES

LEGEND			
Type of Use	Use by Right	X	
	Conditional Use	C	
	Special Use	S	
	Temporary Use	T	
	See approved Development Plan or C-3 for non-residential uses and R-3 for residential uses	#	
Zone Districts	Rural Estate	RE	
	Single Family Residential	R1	
	Single and Two Family Residential	R1A	
	City Lot Residential	R1B	
	Single to Eight Family Residential	R2	
	Multiple Family Residential	R3	
	Mobile Home	MH	
	Downtown	DT	
	Mixed Use Neighborhood Center	MU-NC	
	Mixed Use Commercial Center	MU-CC	
	Mixed Use Regional/Employment Center	MU-R/EC	
	Planned Unit Development Overlay	PUD	
	South 4th Avenue Corridor Overlay	S4CR	
	South 4th Avenue Gateway Overlay	S4GW	
	Commercial Office	CO	
	Local Retail	C1	
	Restricted Retail and Services	C2	
	General Retail and Services	C3	
	Business Park	BP	
	Light Industrial	I1	
	Heavy Industrial	I2	
	Mineral Extraction	ME	
	Flood Plain Control Overlay	FC	
	Public Land	PL	
	Open Space and Parks	OPEN	
	Agricultural Residential	AR	
	Agricultural Estate	AE	
NOTES			

Specific land uses, for which the zoning official is unable to make a final determination, may be permitted upon a finding by the Community Development Director that the use is similar in character and impact to those specifically permitted within a zone district, when consideration is given to the goals and policies expressed in the Comprehensive Plan, or as may be amended; and to traffic and parking needs associated with the proposed use. If the Director and the applicant are unable to reach an agreement, the applicant may appeal the decision to the Board of Adjustment. If the applicant appeals to the Board of Adjustment, no fees will be assessed.

For instances in which more than one land use is proposed for a specific property or building, the land use requiring the most stringent review process shall determine the type of review process required, or as may be determined by the Director of Community Development.